

TRANSFER
TAX
PAIDWARRANTY DEED
033496

Lillian M. Martin, as Trustee of the Lillian M. Martin Living Trust, dated May 15, 1995 of Waterville, Maine for consideration paid, grants to Everett J. Rossignol and Michael J. Rossignol, both of Oakland, Maine, as joint tenants, with WARRANTY COVENANTS the land in Oakland and Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

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Two certain lots or parcels of land together with the improvements thereon situated easterly of the Cottle Road, so-called, the first in the Town of Oakland and the second in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL ONE:

Beginning in the Town of Oakland at a drill hole set in a stone wall on the easterly right of way line of the Cottle Road at the southwesterly corner of the land conveyed to the Inhabitants of the Town of Oakland by deed dated April 14, 1953 and recorded in the Kennebec County Registry of Deeds (hereinafter "the Kennebec Registry") Book 934, Page 481; thence by the following courses and distances, to wit:

1) South Seventy-eight Degrees, Eleven Minutes, Seven Seconds East (S 78°-11'-07" E) along the southerly line of the land of said Inhabitants, a distance of One Thousand Six Hundred Forty-one and 12/100ths (1641.12) feet to an iron rod set for a corner; thence

2) Continuing South Seventy-eight Degrees, Eleven Minutes, Seven Seconds East (S 78°-11'-07" E) along the southerly line of the land retained by the grantor herein, a distance of One Thousand Three Hundred Forty and 33/100ths (1340.33) feet to an iron rod set on the apparent municipal boundary of the City of Waterville on the east and the Town of Oakland on the west and set on the westerly line of the second parcel of land conveyed to Jeannette B. Colford, Trustee of the Jeannette B. Colford Living Trust (hereinafter "the Colford Trust") by deed dated April 5, 2000 and recorded in the Kennebec Registry Book 6184, Page 149; thence

3) South Thirty-eight Degrees, Twenty-one Minutes, Nine Seconds West (S 38°-21'-09" W) along said town line and the westerly line of the land owned by the Colford Trust, a distance of Seven Hundred Twenty-three and 12/100ths (723.12) feet to an iron rod set in a stone wall on said lines; thence

4) Continuing South Thirty-eight Degrees, Twenty-one Minutes, Nine Seconds West (S 38°-21'-09" W) along said lines, a distance of Four Hundred Fifty-three and 72/100ths (453.72) feet to an iron rod set at the southwesterly corner of the land owned by the Colford Trust and at the northwesterly corner of the second parcel of land described herein; thence

5) Continuing South Thirty-eight Degrees, Twenty-one Minutes, Nine Seconds West (S 38°-21'-09" W) along said town line and along the westerly line of the second parcel of land described herein, a distance of Seven Hundred Thirty and 60/100ths (730.60) feet to an iron rod set in a stone wall on the northerly line of the land conveyed to Matthew Carter by deed dated August 2, 2001 and recorded in the Kennebec Registry Book 6574, Page 92; thence

6) North Seventy-eight Degrees, Twenty-six Minutes, Fifty-two Seconds West (N 78°-26'-52" W) along said wall and the northerly line of the land owned by Matthew Carter, a distance of Four Hundred Thirty-one and 98/100ths (431.98) feet to an angle point in said wall and line; thence

7) North Seventy-nine Degrees, Thirty-nine Minutes, Fifty-two Seconds West (N 79°-39'-52" W) along said wall and the northerly line of the land owned by Matthew Carter, a distance of One Hundred Ninety and 90/100ths (190.90) feet to the northwesterly corner of the land owned by said Carter and the northeasterly corner of the remainder of the sixth parcel of land conveyed to Trafton Properties, Inc. by deed dated January 15, 1988 and recorded in the Kennebec Registry Book 3295, Page 303; thence

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8) Continuing North Seventy-nine Degrees, Thirty-nine Minutes, Fifty-two Seconds West (N 79°-39'-52" W) along said wall and the northerly line of the land owned by said corporation, a distance of One Hundred Sixty-three and 70/100ths (163.70) feet to an angle point in said wall and line; thence

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9) North Seventy-nine Degrees, Thirty-three Minutes, Fifty-two Seconds West (N 79°-33'-52" W) along said wall and the northerly line of the land owned by said corporation, a distance of One Hundred Seventy-one and 10/100ths (171.10) feet to an angle point in said wall and line; thence

10) North Seventy-five Degrees, Five Minutes, Fifty-two Seconds West (N 75°-05'-52" W) along said wall and the northerly line of the land owned by said corporation, a distance of One Hundred Five and 20/100ths (105.20) feet to an iron rod found at the northwesterly corner of the land owned by said corporation and at the northeasterly corner of the land conveyed to Sandra M. Philbrick by deed dated August 7, 1996 and recorded in the Kennebec Registry Book 5189, Page 259, said pin is also at the northeasterly corner of Lot # 12 of the subdivision known as Countryside Acres, Phase II, see the Kennebec Registry Plan File # 98-038; thence

11) North Seventy-seven Degrees, Twenty-seven Minutes, Fifteen Seconds West (S 77°-27'-15" W) along said wall and the northerly line of the land owned by Sandra M. Philbrick, a distance of Two Hundred Fifty-four and 32/100ths (254.32) feet to the northeasterly corner of Lot # 13 of said subdivision; thence

12) Continuing North Seventy-seven Degrees, Twenty-seven Minutes, Fifteen Seconds West (S 77°-27'-15" W) along said wall and the northerly line of the land owned by Sandra M. Philbrick, a distance of One Hundred Ninety and 16/100ths (190.16) feet to an iron pin found on said line at the southeasterly corner of the first parcel of land conveyed to Marlene Y. and Lawrence A. Bowden, Jr. (hereinafter "the Bowdens") by deed dated January 21, 1986 and recorded in the Kennebec Registry Book 2905, Page 340; thence

13) North Thirteen Degrees, Forty-six Minutes, Twenty-four Seconds East (N 13°-46'-24" E) along the easterly line of the land of the Bowdens, a distance of Six Hundred Thirty-five and 89/100ths (635.89) feet to an iron pin found at the northeasterly corner of said first parcel and at the southeasterly corner of the second parcel of land conveyed to the Bowdens by their deed referenced above; thence

14) North Twenty-two Degrees, Twenty Minutes, Fifty Seconds East (N 22°-20'-50" E) along the easterly line of the land owned by the Bowdens, a distance of One Hundred Seventy-five and 10/100ths (175.10) feet to an iron pin found at an angle point in said line; thence

15) North Three Degrees, Four Minutes, Twenty-two Seconds East (N 03°-04'-22" E) continuing along said line, a distance of One Hundred Thirty-seven and 03/100ths (137.03) feet to an iron rod reset at an angle point in said line; thence

16) North Fourteen Degrees, Twenty-one Minutes, Eight Seconds West (N 14°-21'-08" W) continuing along said line, a distance of One Hundred Four and 15/100ths (104.15) feet to an iron pin found at an angle point in said line; thence

17) North Twenty-four Degrees, Eleven Minutes, Forty-six Seconds West (N 24°-11'-46" W) continuing along the easterly line of the land owned by the Bowdens, a distance of Two Hundred Ninety-five and 29/100ths (295.29) feet to an iron pin found at the northeasterly corner of the land owned by the Bowdens; thence

18) North Seventy-seven Degrees, Twenty-eight Minutes, Fifty-nine Seconds West (N 77°-28'-59" W) along the northerly line of the land owned by the Bowdens, a distance of Five Hundred Twenty-nine and 24/100ths (529.24) feet to an iron pin found on the easterly right of way line of the Cottle Road at the northwesterly corner of the land owned by the Bowdens; thence

19) North Thirty-four Degrees, Eight Minutes, Thirty-four Seconds East (N 34°-08'-34" E) along the easterly right of way line of the Cottle Road, a distance of One Hundred Twenty-two and 48/100ths (122.48) feet to an iron rod set at an angle point in said line; thence

20) North Twenty Degrees, Eighteen Minutes, Twenty-four Seconds East (N 20°-18'-24" E) along the easterly right of way line of the Cottle Road, a distance of Three Hundred Eighteen and 66/100ths (318.66) feet to the drill hole set at the point of beginning.

PARCEL TWO:

Beginning in the apparent municipal boundary of the Town of Oakland on the west and the City of Waterville on the east at the iron rod set at the southwesterly corner of the second parcel of land conveyed to the Colford Trust by deed referenced above, the same iron rod set called in Paragraph 4 above; thence by the following courses and distance, to wit :

21) South Seventy-four Degrees, Thirty-nine Minutes, Forty-two Seconds East (S 74°-39'-42" E) into the City of Waterville along the southerly line of the land of the Colford Trust, a distance of One Hundred Forty-one and 67/100ths (141.67) feet to an iron rod set at the northwesterly corner of the third parcel of land conveyed to Preston Estabrook by deed dated July 1964 and recorded in the Kennebec Registry Book 1347, Page 301; thence

22) South Twenty-seven Degrees, Fifty-two Minutes, Thirty-six Seconds West (S 27°-52'-36" W) along a wire fence and the westerly line of the land formerly owned by Preston Estabrook, now deceased, see Kennebec Registry Book 2901, Page 133, a distance of One Hundred Forty-nine and 88/100ths (149.88) feet to an iron rod set at an angle point in said fence and line; thence

23) South Thirty-eight Degrees, Twelve Minutes, Forty Seconds West (S 38°-12'-40" W) along said fence and line, a distance of One Hundred Forty-three and 99/100ths (143.99) feet to an a Ten (10) inch beech tree and an angle point in said fence and line; thence

24) South Forty-one Degrees, Thirty-six Minutes, Fifty-six Seconds West (S 41°-36'-56" W) along said line and fence, and to and, then along a stone wall, a distance of Four Hundred Thirty-seven and 97/100ths (437.97) feet to an iron rod set in the intersection of two stone walls at the northeasterly corner of the land conveyed to Gladys C. Estabrook et al. by deed dated June 12, 1956 and recorded in the Kennebec Registry Book 1047, Page 92; thence

25) North Seventy-three Degrees, Four Minutes, Ten Seconds West (N 73°-04'-10" W) along said wall and the northerly line of the land now or formerly owned by Gladys C. Estabrook, surviving joint tenant, a distance of Ninety-three and 93/100ths (93.93) feet to a capped rebar found (#813) at the northeasterly corner of the land conveyed to Matthew Carter by deed referenced above; thence

26) North Seventy-eight Degrees, Twenty-six Minutes, Fifty-two Seconds West (N 78°-26'-52" W) along said second stonewall and the northerly line of the land owned by Matthew Carter, a distance of Fifty-one and 12/100ths (51.12) feet to the iron rod called in Paragraph 5 above and to the apparent line of the Town of Oakland; thence

27) North Thirty-eight Degrees, Twenty-one Minutes, Nine Seconds East (N 38°-21'-09" E) along the easterly line of Parcel One, described above, and along the town line of the Town of Oakland, a distance of Seven Hundred Thirty and 60/100ths (730.60) feet to the iron rod set at the point of beginning.

The above described Parcel One, located in Oakland, contains Three Million, Five Hundred Ninety-six Thousand, Six Hundred Seventy-four (3,596,674) square feet or Eighty-two and 538/1000ths (82.538) acres and is a labeled, "Parcel One," on a survey entitled, "Plan of Property to be Conveyed to Everett & Michael Rossignol," dated 7/02 and to be recorded in the Kennebec County Registry of Deeds Plan File.

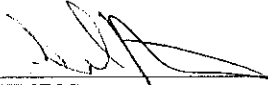
The above described Parcel Two, located in Waterville, contains One Hundred Seven Thousand, Five Hundred Sixty-six (107,566) square feet or Two and 499/1000ths (2.499) acres and is labeled, "Parcel Two," on the above referenced survey.

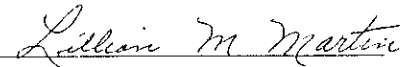
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Being a portion of the premises conveyed by Lillian M. Martin and Jeannette B. Colford to the grantor herein by deed dated April 5, 2000 and recorded in the Kennebec Registry Book 6184, Page 155.

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WITNESS my hand and seal on October 4, 2002.


WITNESS

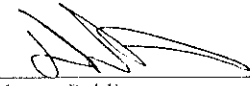

Lillian M. Martin, as Trustee of the Lillian
M. Martin Living Trust, dated May 15,
1995

THE STATE OF MAINE
Kennebec, ss.

October 4, 2002

Then personally appeared the above named Lillian M. Martin, as Trustee of the Lillian M. Martin Living Trust, dated May 15, 1995, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,


Notary Public

02 Rossignol from Martin

DAVID R. WHITTIER
My Commission Expires
August 30, 2007



RECEIVED KENNEBEC SS.
2002 OCT 21 AM 9:00

ATTEST: 
REGISTER OF DEEDS